



Case Number **ZC-18-206**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
March 5, 2019

Council District 7

Zoning Commission Recommendation:

Approval as Amended to require landscaping along corner parking lot by a vote of 9-0

Opposition: None

Support: None

Continued	Yes ____	No <u>X</u>
Case Manager	<u>Lynn Jordan</u>	
Surplus	Yes ____	No <u>X</u>
Council Initiated	Yes ____	No <u>X</u>

Owner / Applicant: **George & Julie Voigt**

Site Location: 3300, 3304, 3308 (evens) W. 5th Street Mapsco: 76A

Proposed Use: **Offices**

Request: From: "C" Medium Density Multifamily

To: PD/ER Planned Development for all uses in "ER" Neighborhood Commercial Restricted with waivers to setbacks, parking count and parking in front yard; site plan included

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Staff Recommendation: **Approval with removal of paving in front yard and additional landscaping along W. 5th St.**

Background:

The proposed rezoning site is located at the northwest corner of W. 5th Street and Arch Adams. The applicant is proposing a zoning change to remodel the existing buildings for office uses. The site once housed Monticello Water Company dating back almost 100 years.

As the buildings were constructed prior to any city regulations, it does not meet any current setbacks, supplemental screening or landscaping. The building was constructed adjacent to the alley to the north and is at or near the property line to the east and north with no sidewalks surrounding the property. No landscaping exists on the property or in the parking lot. The applicant is requesting waivers to setbacks, parking and parking in the front yard and is including a site plan with the project showing the existing conditions that are planned to remain excluding the large water tanks. Any future building expansions will trigger applicable requirements.

The land uses immediately surrounding the zoning are single family, zoned C Medium Density Multifamily with a few commercial businesses and a parking garage.

The Monticello Water Company sold the business in January 2018 to another water company in Keller Texas. All structures are to remain and remodeled for office uses, except the water tanks will be removed.

Parking in the front yard – in front of the residential type structure will remain. Staff recommended to the applicant to remove the pavement within this front yard area and provide lawn and landscaping similar to the adjacent residential homes.

The applicant originally requested “ER” zoning and would need several variances to setbacks and parking from the Board of Adjustment. The PD request would allow for those waivers through the zoning process and provide a site plan.

At the February Zoning Commission meeting Commissioner Aughinbaugh recommended approval of the site plan as amended to include a landscape area at the corner along West 5th. The applicant has provided a revised site plan to incorporate additional landscaping along Arch Adams and West 5th.

	ER	PD/ER
Building lot coverage	30% maximum	32 % (Waiver recommended)
Building tenant size	5,000 sq. ft. per tenant	Bldg 1 = 2,676 sq. ft. Bldg 2 = 1,223 sq. ft. Bldg 3 = 2,000 sq. ft. Single office tenant Complies
Front Yard Setbacks Front (W. 5th St.) Side/internal Side/corner (Arch Adams St.)	20 ft. 5 ft. 20 ft.	27 ft. 1.1 to 2.2 ft. 0 ft. (Waiver recommended for side setback)
Side Yard Setbacks	5 ft.	4.7 ft. provided (Waiver recommended)
Landscaping	30% of lot; 75% in front yard	Provide % of landscaping on site plan, 75% not located within front yard (Waiver recommended)
Bufferyard to district	5 ft. with trees every 25 ft. and shrubs	No buffer existing (Waiver recommended)
Parking	Office 2.5 spaces per 1,000 square feet, no parking permitted in front yard	5,899 sf office = 15 parking spaces required 19 spaces provided including in 4 spaces in front yard setback (Waiver recommended)
Height	35 ft. max.	Buildings 1 and 3 are 19 ft. Building 2 is 16 ft. Complies

Signage	No freestanding/detached or illuminated signs	Will Comply
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Site Information:

Owner: George & Julie Voigt
3312 W. 5th Street
Fort Worth, TX 76107

Agent: Clay Mazur

Acreage: 0.43 ac.

Comprehensive Plan Sector: Arlington Heights

Surrounding Zoning and Land Uses:

North PD 987 Planned Development / single family home with art gallery studio

South PD 44 Planned Development / office

East "MU-2" High Intensity Mixed-Use / 3 story parking garage

West "C" Medium Density Multifamily / single family homes

Recent Relevant Zoning and Platting History:

Zoning History: PD 44, PD 987

Platting History: None

Site Plan Comments:

The site plan as submitted is not in general compliance with the Zoning Ordinance regulations.

- 1) The 2 existing buildings are located on the property line and therefore have 0 ft. setback to the northern lotline. A 5 ft. minimum setback with landscape bufferyard and screening fence required to the residential district. **(Waiver recommended)**
- 2) The existing building located on the property line along Arch Adams and therefore has a 0 ft. setback. A 10 ft. projected side yard setback is required when adjacent to residential zoning district. **(Waiver recommended)**
- 3) The site plan indicates parking within the front yard. **(Waiver recommended)**
- 4) Building lot coverage exceeds the maximum allowed by 2%. **(Waiver recommended)**
- 5) Parking within the front yard not permitted in the ER district, 4 spaces indicated. **(Waiver recommended)**
- 6) A 5 ft. bufferyard with trees and shrubs every 25 ft. along west property line adjacent to residential. **(Waiver recommended)**

The Zoning Commission recommended waivers to the items noted above.

TPW comments: No comments at this time

Platting Comments: No comment

Water Comments: No comment

Fire Comments: No comments at this time.

(Comments made by Platting (Subdivision Ordinance), Transportation/Public Works, Fire, and Water Department staff cannot be waived through the Zoning Commission and City Council. Approval of the zoning site plan does not constitute the acceptance of conditions.)

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
W. 5 th St.	Residential Two-Way	Residential two-Way	No
Arch Adams St.	Residential Two-Way	Residential Two-Way	No

Public Notification:

300 foot Legal Notifications were mailed on January 25, 2019.

The following organizations were notified: (emailed December 18, 2018)

Organizations Notified	
West 7 th Neighborhood Alliance	Crestwood NA
Casa Blanca HOA	Camp Bowie District, Inc.
Sixth and Arch Adams HA	Trinity Habitat for Humanity
Monticello NA*	Streams And Valleys Inc
Linwood NA	Cultural District Alliance
Westside Alliance	North Hi Mount NA
Arlington Heights NA	Fort Worth ISD

**Located within this Neighborhood Association*

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zoning change to “PD/ER” with waivers to remodel existing industrial buildings for office uses. Surrounding land uses consist of single-family to the west, single-family with art studio to the north, commercial office to the south and a parking structure to the east.

The proposed zoning **is compatible** at this location.

2. Comprehensive Plan Consistency

The 2018 Comprehensive Plan designates the site as Low Density Residential. The proposed “PD/ER” zoning **is not consistent** with the Comprehensive Plan. However, since the property was developed as nonresidential prior to city zoning, the redevelopment of the site to commercial could act as a buffer for the single-family from the more intense uses east of Arch Adams and the MU-2 zoning district. The site could serve the residents in the area, and is in keeping with the following Comprehensive Plan policies.

- Encourage development type and intensity appropriate to existing or planned street infrastructure by coordinating future land use map changes with the Master Thoroughfare Plan and an adopted Complete Streets policy. (pg. 38)
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 39)
- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses. (pg. 40)

Based on the conformance with the policies stated above, the proposed zoning **is consistent** with the Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Site plan
- Minutes from the Zoning Commission meeting

Applicant: George & Julie Voigt
 Address: 3300, 3304, 3308 (evens) W. 5th Street
 Zoning From: C
 Zoning To: PD/ER with waivers to setbacks, parking count, and parking in front yard
 Acres: 0.41395764
 Mapsco: 76A
 Sector/District: Arlington Heights
 Commission Date: 2/13/2019
 Contact: 817-392-2495



0 87.5 175 350 Feet

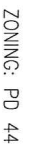
Area Map



0 1,000 2,000 4,000 Feet

ZONING: PD 987

CONCRETE



FEB 20 2019

ZONING: MU-2

1. EXISTING BUILDING 1 & 2 ARE LOCATED ON THE PROPERTY LINE AND THEREFORE WASTER IS REQUESTED FOR THE 5'-0" MINIMUM SETBACK WITH LANDSCAPE BUFFERLAND AND SCREENING FENCE REQUIREMENTS TO THE RESIDENTIAL DISTRICT.
2. EXISTING BUILDING 3 IS LOCATED ON THE PROPERTY LINE TOWARD ARCH ADOBS ROAD THEREFORE A 10' MINIMUM SETBACK TO THE ZONING OF 2'-0" IS REQUESTED SIDE YARD SETBACK REQUIRED WHEN ADJACENT TO THE ZONING OF 2'-0" IS REQUESTED SIDE YARD SETBACK REQUIRED.
3. THERE IS AN EXISTING PARKING LOT WITHIN FRONT YARD AND THEREFORE WASTER IS REQUESTED.

LOT INFORMATION	
LOT SIZE = 18,300 SF	
TOTAL EXISTING BUILDING COVERAGE = 5,899 SF	
TOTAL COVERAGE OF EXISTING BUILDINGS = 32%	
TOTAL REQUIRED PARKING SPACES = 2.5 SPACES/1000 SF	
5899/1000 = 5.9X2.5	
15 SPACES	
TOTAL PARKING SPACES PROVIDED = 19 SPACES	

WAVERS REQUESTED

LEGEND

EXISTING BUILDINGS

EXISTING LANDSCAPE

EXISTING CONCRETE

EXISTING ASPHALT

Director of Planning and Development

Date

REVISIONS CASE #: ZC-18-206

01	02/15/19	DATE	#
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REMODEL OF EXISTING BUILDINGS

3300, W. 5TH STREET, FORT WORTH, TEXAS

[illegible]

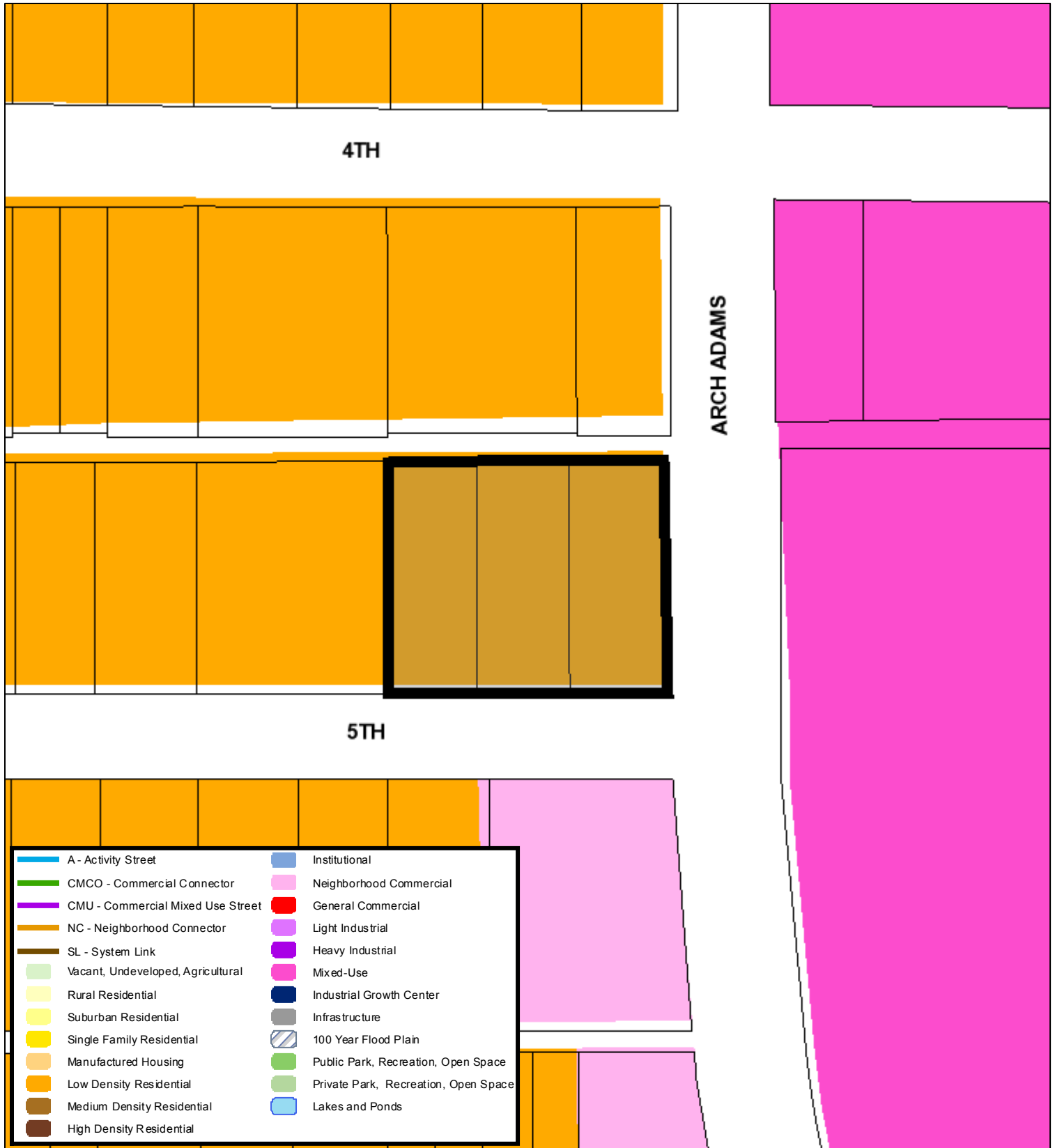
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(CONTACT: RASHMINDER CHANGEL)
Ph. NO. (81 7) 831-7918
EMAIL: rchangel@cs.cmu.edu



ZC-18-206

Future Land Use



70 35 0 70 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 6, 2018.



Created: 1/18/2019 3:29:39 PM



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Aerial Photo Map



0 40 80 160 Feet



Nadja Killisly				Opposition	Sent letter
Villages of Woodland Springs			Travis Clegg		Sent letter
North Fort Worth Alliance			Travis Clegg		Sent letter

III. New Cases

9. ZC-18-206 George and Juliet Voigt (CD 7) – 3300, 3304, 3308 (evens) W. 5th St. (William J Bailey Addition Lots 18-20 Block 14, 0.43 ac.) From: “C” Medium Density Multifamily To: “PD/ER” Planned Development for all uses in “ER” Neighborhood Commercial Restricted with waivers to setbacks, parking count and parking in front yard; site plan included

Clay Mazur, representing the applicant, stated the site was previously a water bottling facility that has been there for over 100 years. They are proposing converting the buildings into small offices and are not adding any square footage. He stated they have support from Monticello and surrounding neighbors. He also stated they would have to lose many parking spaces if they were to lose the parking located in the projected front yard.

Motion: Following brief discussion, Mr. Aughinbaugh recommended Approval of the request, as amended to require landscaping along the corner parking lot, seconded by Ms. Trevino. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-18-206
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Clay Mazur	2100 Canterbury Dr		Support		Representing applicant

10. ZC-19-007 Riverbend Investment III, LTD (CD 4) – 5501 (5699) Randol Mill Rd. (James F Redding Survey Abstract No. 1302, 30.15ac.) From: “PD 1151” Planned Development for all uses in “CF” Community Facilities plus onsite dormitories; site plan approved To: “A-5” One-Family

Dennis Hopkins, representing the applicant, stated they are requesting a 60-day continuance in order to speak with neighbors to the east.

Motion: Following brief discussion, Mr. Gober recommended a 60-day continuance of the request, seconded by Ms. Runnels. The motion passed unanimously 9-0.

<i>Document received for written correspondence</i>					ZC-19-007
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Dennis Hopkins	2131 Collins St, Arlington, TX		Support		Representing applicant